

BILL NO. R-96-02-02

RESOLUTION NO. R-11-96

A RESOLUTION RATIFYING,
CONFIRMING, AND APPROVING
DECLARATORY RESOLUTION 95-75 OF
THE FORT WAYNE REDEVELOPMENT
COMMISSION AND THE APPROVING
RESOLUTION OF THE FORT WAYNE
CITY PLAN COMMISSION: BAER
FIELD ECONOMIC DEVELOPMENT AREA

WHEREAS, the Fort Wayne Redevelopment Commission has made a preliminary finding that the formation of the Baer Field Economic Development Area will be of public utility and benefit as defined by: (A) promotion of significant opportunities for the attraction and retention of jobs; (B) potential for attraction of a major new business enterprise to the City; (C) retention or expansion of existing business enterprises; (D) an increase in the property tax base; and (E) improved diversity of the economic base; and

WHEREAS, the plan for the economic development area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because of the lack of local public improvement; and

WHEREAS, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 95-75 on December 11, 1995, thereby approving the Bear Field Economic Development Plan and the formation of the Baer Field Economic Development Area; and

1 WHEREAS, the Fort Wayne City Plan Commission adopted a
2 resolution and issued its approving order at its Business
3 Meeting on January 29, 1996, having determined that the Bear
4 Field Economic Development Plan conforms to the master plan of
development for the City of Fort Wayne; and

5 WHEREAS, according to the State Redevelopment Statute, the
6 Declaratory Resolution 95-75, the Baer Field Economic
7 Development Plan, and the approving order of the Fort Wayne
8 Plan Commission are hereby presented to the Fort Wayne Common
9 Council for review, ratification, confirmation, and approval.

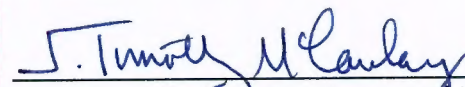
10 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
11 THE CITY OF FORT WAYNE, INDIANA:

12 SECTION 1. Declaratory Resolution 95-75 and the Baer
13 Field Economic Development Plan of the Fort Wayne Redevelopment
14 Commission, and the resolution and approving order of the Fort
15 Wayne Plan Commission, attached hereto, are hereby approved,
16 ratified, and confirmed.

17 SECTION 2. This Resolution shall be in full force and
18 effect from and after its passage and approval by the Mayor.

19 
20 _____
Council member

21 APPROVED AS TO FORM
22 AND LEGALITY

23 
24 _____
J. Timothy McCaulay, City Attorney

25
26
27
28
29



FORT WAYNE REDEVELOPMENT COMMISSION

MEMORANDUM

TO: Members of the Fort Wayne Common Council

FROM: Ronald R. Fletcher, Executive Director *R.R.F.*
Fort Wayne Redevelopment Commission

DATE: February 13, 1996

SUBJECT: Baer Field Economic Development Area

BACKGROUND

The Fort Wayne Redevelopment Commission for some time has been working with the Chamber of Commerce, local commercial realtors and other City officials to develop an industrial strategy. The basis for this effort has been a perception among members of the public and private development community that industrial land with adequate infrastructure was becoming scarce - that Fort Wayne would soon be in a position where it could not attract significant new development to the City. In an effort to quantify the problem, an outside consultant (Thorne) was hired by the Commission and the Chamber to conduct a study of supply and demand for industrial land over the next ten years.

What the study showed is that the current supply of industrial land that is fully served with infrastructure will not be adequate to meet demand projected over the next decade. The community's largest supply of appropriately-zoned land exists near the Fort Wayne International Airport, but the area's infrastructure is at capacity and cannot accommodate additional development. The Fort Wayne Redevelopment Commission therefore proposes to establish the Baer Field Economic Development and Tax Allocation Area, giving the Commission the mechanism to finance public improvements and thereby to address some of the infrastructure problems which have thus far limited industrial growth in the area. The cost estimate to address all of the area's infrastructure problems - water, sewer, and roads - is just over \$8 million. The Commission expects to work cooperatively with its counterparts in Allen County government to solve the area's problems.

On December 11, 1995, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution 95-75. In doing so, the Commission approved the economic development plan and took the first step toward establishing the Baer Field Road Economic Development Area. In accordance with the state law, the Redevelopment Commission then submitted the resolution and plan to the Fort Wayne Plan Commission. The Plan Commission determined that the resolution and plan conform to the master plan of development for the City, and on January 29, 1995 issued its approving order.

SYNOPSIS OF THIS RESOLUTION

The Common Council is being asked to consider the attached plan and resolutions which have been approved to date by the Redevelopment Commission and the Plan Commission, and to adopt an approving resolution of its own. Upon receipt of Council's approval, the Redevelopment Commission will publish notice of the adoption of Declaratory Resolution 95-75, conduct a public hearing, and, after considering the testimony offered, take action on a confirmatory resolution. The following attached documents are provided for your review and approval:

- * Declaratory Resolution 95-75 of the Fort Wayne Redevelopment Commission
- * Baer Field Economic Development Plan
- * Resolution and Approving Order of the Fort Wayne Plan Commission

RECOMMENDATION

I recommend passage of this resolution. It will allow the Redevelopment Commission to proceed with the steps necessary to establish the Bear Field Economic Development Area. Creation of the economic development area will enable the Commission to finance much-needed public improvements - infrastructure which is needed to attract business to the community.

RESOLUTION 95-75

**DECLARATORY RESOLUTION
BAER FIELD ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Fort Wayne Redevelopment Commission has made investigations, studies and surveys of areas that would attract major private development, promoting significant job opportunities within the City of Fort Wayne, Indiana, and the causes which would prevent such development from occurring in such an area; and

WHEREAS, such investigations, studies and surveys have been made in cooperation with the various departments and bodies of the City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies and surveys, the Commission has found that the area described herein will attract major private development and provide significant job opportunities for the citizens of Fort Wayne. Specifically, the following described area (Area) in the City of Fort Wayne, Indiana, is found and declared to be lacking in adequate public improvements to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Blighted Areas Act of 1981 (P.L. 309 and 310 of the Acts of 1981) of the General Assembly of the State of Indiana, as amended and supplemented (the Act), and which Area is bounded and described in Exhibit A, attached hereto and incorporated by reference herein; and that the public health, safety and welfare would be benefitted by the development of the Area under the provisions of said Act; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the herein described economic development area, the location of the various parcels of real estate, streets, alleys and other features affecting the development of the Area and the portions of the Area which are to be devoted to streets, alleys, sewerage, playground and other public purposes; and

WHEREAS, there was presented to this meeting of the Governing Body of the City of Fort Wayne Department of Redevelopment, for its consideration and approval, a copy of the Economic Development Plan for the Area, consisting of 12 pages and 4 exhibits; and

WHEREAS, this Commission has, at a meeting open to the public, heard evidence and reviewed the maps and plats presented at the meeting and has considered same.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that the Economic Development Plan for the Baer Field Economic Development Area, dated December 1995 is hereby approved.

BE IT FURTHER RESOLVED that in all proceedings relating to the development of the herein described area the same shall be referred to as the Baer Field Economic Development Area.

BE IT FURTHER RESOLVED that the Commission now declares the herein described area to be lacking in adequate public improvements to facilitate major private development and a menace to the social and economic interests of the City of Fort Wayne and its inhabitants and that the development of the Area shown on the above-referenced maps and plats under the provisions of the Act will be of public utility and benefit.

BE IT FURTHER RESOLVED that the Commission now makes the following findings:

- a. The Economic Development Plan will promote significant opportunities for the gainful employment of the citizens of Fort Wayne, Indiana, by attracting major new business enterprises to the City.

- b. The Economic Development Plan cannot be achieved without the designation of the area as an Economic Development Area because of the lack of local public improvements, including improvements to Ardmore Avenue and local water and sewer service, and the lack of development of major portions of the area.
- c. The ordinary operation of private enterprise and regulatory processes have failed to correct the conditions noted in the Economic Development Area.
- d. The public health, safety and welfare will be benefitted by accomplishment of the Economic Development Plan.
- e. The accomplishment of the Economic Development Plan will be of public utility and benefit in that its implementation will result in the attraction of many new jobs, an increase in the property tax base, and the improvement of the local transportation network.
- f. The Economic Development Plan conforms to other development and redevelopment plans for the City of Fort Wayne.

BE IT FURTHER RESOLVED pursuant to Section 36-7-14-39 of the Act that:

- a. As used in this Resolution for the purposes of the distribution and allocation of real property taxes, "allocation area" means all of the area described in Exhibit A to this Declaratory Resolution.
- b. Any real property taxes hereafter levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable real property and the allocation area described in this Declaratory Resolution shall be allocated and distributed as follows:
 - 1. Except as otherwise provided in this section, the proceeds of such taxes attributable to the lesser of:
 - I. the assessed value of such property for the assessment date with respect to which the allocation and distribution is made; or
 - ii. the base assessed value
 shall be allocated to and, when collected, paid into the funds of, the respective taxing units.
 - 2. Except as otherwise provided in this section, property tax proceeds in excess of those described in subdivision (1) shall be allocated to the economic development district and, when collected, paid into a special fund for that allocation area that may be used by the district only to do one or more of the following:
 - I. Pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the economic development district for the purpose of financing or refinancing the redevelopment of that allocation area.
 - ii. Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in that allocation area.
 - iii. Pay the principal of and interest on bonds payable from allocated tax proceeds in that allocation area and from the special tax levied under Indiana Code 36-7-14-27.

- iv. Pay the principal of and interest on bonds issued by the City of Fort Wayne to pay for local public improvements in or serving the allocation area.
 - v. Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in that allocation area.
 - vi. Make payments on leases payable from allocated tax proceeds in that allocation area under Indiana Code 36-7-14-25.2.
 - vii. Reimburse the City of Fort Wayne for expenditures made by it for local public improvements [which include buildings, parking facilities, and other items described in Indiana Code 36-7-14-25.1(a)] in or serving the allocation area.
 - viii. Reimburse the City of Fort Wayne for rentals paid by it for buildings or parking facilities in or serving the allocation area under any lease entered into under Indiana Code 36-1-10.
 - ix. Pay all or a portion of a property tax replacement credit to taxpayers in the allocation area as determined by the Commission by separate resolution.
 - x. Pay expenses incurred by the Commission for local public improvements that are in or serving the allocation area [which include buildings, parking facilities, and other items described in Indiana Code 36-7-14-25.1(a)].
 - xi. Reimburse public and private entities for expenses incurred in training employees of industrial facilities that are located: (a) in the allocation area; and (b) on a parcel of real property that has been classified as industrial property under the rules of the state board of tax commissioners.
3. When the monies in the allocation fund are sufficient to pay when due all principal and interest on bonds described herein, and is not needed for the other purposes stated herein, monies in the allocation fund in excess of that amount shall be paid to the respective taxing units in the manner provided in subdivision (1) of this section.

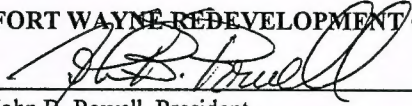
BE IT FURTHER RESOLVED that a copy of this Declaratory Resolution, together with the Economic Development Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and the Economic Development Plan conform to the master plan of development for the City and for its written order approving or disapproving this Declaratory Resolution and Economic Development Plan.

BE IT FURTHER RESOLVED that if an approving order is issued by the City Plan Commission that same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of the City Plan Commission and the approval of the Common Council a notice shall be published in accordance with the requirements of the Indiana Code fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit thereof.

BE IT FURTHER RESOLVED that the expiration date of the allocation provision of this Declaratory Resolution is thirty (30) years from the date hereof.

FORT WAYNE REDEVELOPMENT COMMISSION


John B. Powell, President


George F. Simler, III, Secretary

ADOPTED: December 11, 1995

RESOLUTION & APPROVING ORDER OF THE FORT WAYNE CITY PLAN COMMISSION
FOR THE BAER FIELD ECONOMIC DEVELOPMENT PLAN

The Plan Commission of the City of Fort Wayne at its Business Meeting on January 29, 1996, having before it a copy of the Fort Wayne Redevelopment Commission's Declaratory Resolution 95-75 and the Baer Field Economic Development Plan, adopted by the Redevelopment Commission on December 11, 1995, together with the necessary supporting data, all of which having been duly considered, upon a motion by Dave Ross, and seconded by DeDe Hall, and by a vote of 7, adopted the following resolution:

WHEREAS, at the Fort Wayne City Plan Commission's Business Meeting on January 29, 1996, the Fort Wayne Redevelopment Commission submitted to the Plan Commission a copy of Declaratory Resolution 95-75 and the Baer Field Economic Development Plan, together with supporting data, all as required by the Redevelopment of Blighted Areas Act (36-7-14 of the Acts of 1980 of the General Assembly of the State of Indiana, as Amended and Supplemented), and after having been duly considered by the Fort Wayne City Plan Commission said Economic Development Plan is found to be in conformance with the Master Plan of Development for the City of Fort Wayne;

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that the Baer Field Economic Development Plan conforms to the Master Plan of Development for the City of Fort Wayne, and the Economic Development Plan and the accompanying Declaratory Resolution are accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this resolution which shall constitute the approving order of the Fort Wayne City Plan Commission, as required by law, approving the Baer Field Economic Development Plan.

Approved:

Fort Wayne City Plan Commission

Elin T. Evans

President

Carol Kettler Sharp

Secretary

29 January 1996

Date

BAER FIELD ECONOMIC DEVELOPMENT PLAN

AND

DATA PERTAINING TO THE ADOPTION OF A
DECLARATORY RESOLUTION

Prepared by the Fort Wayne Redevelopment Commission

December 1995

TABLE OF CONTENTS

- I. Baer Field Economic Development Plan
 - A. Introduction
 - B. Description of Project Area
 - C. Statement of Project Objectives
 - D. Land Use Plan and Development Controls
 - E. Proposed Project Activities
 - F. Enforcement of Economic Development Area Objectives
 - G. Provisions Necessary to Meet State and Local Laws
 - H. Procedures for Changes in the Approved Economic Development Plan
- II. Data Pertaining to the Adoption of a Declaratory Resolution
 - A. Basis for a Declaratory Resolution
 - B. Finding
 - C. Conclusion

Maps

- 1. Economic Development Area Boundary
- 2. Land Use and Right-of-Way
- 3. Fort Wayne Water Engineering Southwest Capital Improvements
- 4. Water Pollution Control Engineering Capital Improvement Projects

I. Baer Field Economic Development Plan

A. Introduction

This document is offered as a plan for the establishment of an economic development area immediately north of Fort Wayne's airport. The preponderance of the area is zoned for manufacturing. The area has already been developed to some degree, but the vast majority of the land is unimproved, or agricultural, and is therefore considered available for development. Testifying to the strength of demand for land is large number of commercial real estate listings. However, long-standing barriers to development are present in the form of inadequate water and sewer service, and needed roadway improvements. Accordingly, the Fort Wayne Redevelopment Commission wishes to establish an economic development area and tax allocation area to fund the construction of certain public improvements which are key to orderly development and the attraction of additional investment to the area. Implementation of this Economic Development Plan is expected to result in the construction of basic public improvements, the retention of major manufacturing facilities, the attraction of new businesses and the creation of jobs, and an increase in property and income tax revenues.

The data contained in Section II is also necessary to the consideration of a declaratory resolution establishing the area as an "economic development area" in accordance with Indiana Code 36-7-14-41.

B. Description of Project Area

For planning purposes, the area is bounded roughly by Lower Huntington Road on the north, Harbor Ditch and Bluffton Road on the east, Ferguson Road on the south, and Smith Road on the east, contained wholly within the municipal boundaries of the City of Fort Wayne, and more particularly described in Appendix A. Refer also to the Economic Development Area Boundary map. See Appendix B for a listing of all property owners in the area.

C. Statement of Project Objectives

1. Overcome existing barriers to development by funding the construction of basic public improvements.
2. Retain manufacturing jobs
3. Increase the income and property tax base
4. Attract new businesses to the City and increase job opportunities.
5. Protect and enhance property values in and around the area.

D. Land Use Plan and Development Controls

1. Refer to the map entitled "Land Use and Right-of-Way" for a depiction of existing zoning boundaries.
2. Land use, building requirements, development controls, and other regulations and controls specified in the City of Fort Wayne Zoning Ordinance shall apply to development occurring within the area.
3. Zoning: The Economic Development Area is zoned primarily M2, with M1 and RB buffer zones along a portion of the northern boundary, and R1 and RB zones fronting on Lower Huntington Road. No change in this zoning is proposed by this plan. It is anticipated, though, that the extension of Ardmore Avenue will create a demand for non-residential uses along its proposed route, the northern half of which is presently zoned R1 and RB, but is now bare land. In the event that non-residential development is allowed to occur on land adjacent to the north section of the Ardmore Avenue extension, this plan proposes that a buffer zone be created along the west property line of Tract 1, Section 32, T. 30 N, R. 12 E. Such a buffer zone would serve to shield the Orchard Ridge Country Club and the residential subdivisions further to the north.

E. Proposed Project Activities:

1. Improvements to Public Infrastructure

- a. Roadway: The proposed Ardmore Avenue Extension Project consists of two asphalt lanes from the T-intersection at Lower Huntington Road to Dalman Road. The extension will be constructed for a future upgrade to four lanes.

Other proposed improvements will consist of the construction of a new bridge over Harber Ditch near the intersection with Ardmore on Lower Huntington Road to facilitate the addition of left turn lanes. Both left and right turn lanes will be added to Ardmore Avenue on the north side of this intersection, which will be signalized. Left turn lanes and signalization will be added to the Dalman road/Ardmore Avenue intersection. Where the Ardmore Avenue extension meets Indianapolis Road at the southern limit of the project, Baer Road will be eliminated. Pavement markings and street lighting will also be included in this project. Special directional lighting will be used due to the project's proximity to the airport. The Ardmore extension is a City of Fort Wayne project in the preliminary design stage. Funding sources and a precise construction timetable are yet to be determined. Construction of the proposed project is estimated to cost \$2.4 million. Refer to the map entitled "Land Use and Right-of-Way" for a depiction of these improvements.

It is also proposed to improve and extend Dalman Road to the Lower Huntington Road/Interstate 69 interchange. Dalman Road is thereby proposed to be upgraded to an expressway to directly link the airport and surrounding area with I-69, and to remove the burden of high traffic volume and heavy trucks from nearby arterial roadways. This is an Allen County project in the preliminary design/right-of-way acquisition stage and is mentioned here in recognition of its importance to the future development of the economic development area. Both projects are identified in the Fort Wayne-Allen County Year 2010 Transportation Plan.

b. Drainage: No improvements proposed at this time.

c. Water: A number of projects are needed to maintain at least 30 psi in the southwest area of the distribution system. Refer to the map entitled "Fort Wayne Water Engineering Southwest Capital Improvements."

<u>SW Feeder Main Phase 1</u>	\$468,000
24" main to connect Waynedale/airport/GM areas with Hoagland Ave. Feeder Main	

<u>SW Feeder Main Phase II</u>	\$738,000
--------------------------------	-----------

<u>Ardmore Extension</u>	\$216,000
16" distribution main along proposed Ardmore extension	

<u>Indianapolis Road Improvement</u>	\$106,400
12" distribution main from Ferguson to existing main	

<u>Bluffton Road Improvement Phase I</u>	\$216,000
16" distribution main from Dunkelberg Road to Ferguson Road	

<u>Lower Huntington Road Improvement</u>	\$117,000
16" distribution main from existing to Smith Road	

<u>Smith Road Improvement</u>	\$252,000
16" distribution main from Lower Huntington Road to Dalman Road	

d. Sewer: The proposed economic development area lies within a "red" interceptor area, meaning that there are problems with existing service and that capacity does not exist to serve future development in any significant way. What follows is a list of projects which are proposed to first eliminate problems in dealing with existing flow, and second, to increase capacity to accommodate growth. Refer to the map entitled "Water Pollution Control Engineering Capital Improvement Projects."

To correct existing problems:

J02-089	396 feet of 36"	\$100,000
K11-010	395 feet of 24"	827,000
K11-005	20.6 feet of 21"	8,000
H23-022	1,062 feet of 33"	120,000
H43-108	1,286 feet of 21"	<u>112,000</u>
		\$1,167,000

To provide additional capacity to handle 2,930,000 GPD/4.53 CFS of additional flow as anticipated by the master plan (up sizing):

K11-005	from 21" to 30"	\$nominal
J02-089	from 36" to 48"	10,000
K11-010	from 24" to 30"	<u>103,000</u>
		\$113,000

The projects listed above are being funded and constructed by the City of Fort Wayne. The projects listed below have not been budgeted.

To increase capacity of the downstream area to allow for a total of 4.95 CFS x 1.5 = 7.42 CFS:

K11-011	1,379 feet of 36"	\$282,000	
H27-003	3,419 feet of 27"	329,000	
H23-019	701 feet of 30"	71,000	
H39-016	3,023 feet of 18"	256,000	
I39-002	5,975 feet of 21"	532,000	
J15-016	1,809 feet of 33"	240,000	
I19-048	2,885 feet of 30"	318,000	
I23-002	3,132 feet of 27"	<u>298,000</u>	\$2,326,000

e. Other public improvements as may be deemed necessary by the Redevelopment Commission in accordance with the plan's objectives.

Any improvements undertaken by the Redevelopment Commission will be funded through the proceeds of a tax increment finance bond issue, and or through the simple accumulation of tax increment revenue. The listing of projects above does not necessarily indicate a commitment by the Redevelopment Commission to undertake all of the projects, but is intended solely to give an impression of the magnitude and type of work needed to address the area's shortcomings in infrastructure.

2. Declaration of an Allocation Area: The area depicted on the Area Boundary map and described in Appendix A as the Baer Field Economic Development Area is identical to the "Baer Field Tax Allocation Area." The Allocation Area is established for the allocation and distribution of property taxes, as provided by Indiana Code 36-7-14-39, for the purpose of retiring the financial obligations required to fund the activities noted in Section I-E.
3. Redevelopment Costs: The estimated cost of the publicly-funded redevelopment projects is variable and undetermined until projects are chosen.
4. Land Acquisition: At this time the Redevelopment Commission does not propose to acquire any land to implement this Economic Development Plan.

F. Enforcement of Economic Development Area Objectives

1. The Redevelopment Commission shall serve notice to all affected government agencies whose activities may affect the use or development of the property within the Economic Development Area.
2. The Redevelopment Commission shall have the responsibility to review and approve development proposals prior to the issuance of the appropriate permit or certificate. The Commission shall also have the responsibility to review and approve the allocation of revenues in accordance with Indiana Code 36-7-14-39.
3. Duration of Control: This Plan, its regulations and requirements shall be in effect for thirty years from the date of its adoption by the Fort Wayne Redevelopment Commission, Plan Commission, and City Council.

G. Provisions Necessary to Meet State and Local Laws

1. A resolution declaring the Baer Field development area to be an "Economic Development Area" has been adopted by the Fort Wayne Redevelopment Commission.
2. This Economic Development Plan indicates the extent and location of land acquisition, demolition, and public improvements.
3. No zoning changes are required by the Plan.
4. The Plan sets forth the permitted land use and all applicable building and development controls.
5. The Plan conforms to the stated objectives and guidelines of the City's Comprehensive Plan.

H. Procedure for Changes to the Economic Development Plan

The Economic Development Plan may be modified or varied at any time by a resolution of the Fort Wayne Redevelopment Commission, provided that any change directly and substantially affecting any property or contractual right vested in and by the effectuation of this Plan may be made only after the Commission has received written consent to the change from the owner of such vested right. It is further provided that if such vested right cannot be obtained or if the Redevelopment Commission deems the proposed change in the Plan to be substantial, the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted. The plan may be amended in accordance with Section 36-7-14-17.5 of the Indiana Code.

II. Data Pertaining to the Adoption of a Declaratory Resolution

A. Basis for a Declaratory Resolution

Section 36-7-14-41 of the Indiana Code provides that “the commission may determine that a geographic area is an economic development area if it finds that:

- (1) the plan for the economic development area:
 - (A) promotes significant opportunities for the gainful employment of its citizens;
 - (B) attracts a major new business enterprise to the unit;
 - (C) retains or expands a significant business enterprise existing in the boundaries of the unit; or
 - (D) meets other purposes of this section and sections 2.5 and 43 of this chapter;
- (2) the plan for the economic development area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under this section and sections 2.5 and 43 of this chapter because of:
 - (A) lack of local public improvement;
 - (B) existence of improvements or conditions that lower the value of the land below that of nearby land;
 - (C) multiple ownership of land; or
 - (D) other similar conditions;
- (3) the public health and welfare will be benefited by accomplishment of the plan for the economic development area;
- (4) the accomplishment of the plan for the economic development area will be a public utility and benefit as measured by:
 - (A) the attraction or retention of permanent jobs;
 - (B) an increase in the property tax base;
 - (C) improved diversity of the economic base; or

- (D) other similar public benefits; and
- (5) the plan for the economic development area conforms to other development and redevelopment plans for the unit.”

B. Findings

- 1. **(1)(A) promotes significant opportunities for the gainful employment of its citizens;**

(1)(B) attracts a major new business enterprise to the unit; and

(1)(C) retains or expands a significant business enterprise existing in the boundaries of the unit.

The planning area from which the economic development area was derived encompasses four divisions of land called sections, totaling 2,560 acres. An examination of the economic development area reveals that roughly 771 acres, or 30% of the planning area, is undeveloped acreage. Considering the economic development area alone, undeveloped acreage constitutes 72% of the total of useable land, which is equivalent to over two and one-half times the amount of developed area.

The establishment of the Baer Field Economic Development Area and implementation of this Plan will facilitate the development of the area north of the Fort Wayne International Airport. It is difficult at this time to accurately project the amount of business attraction, retention and expansion that will occur as a result of the formation of an economic development area. However, the potential is great for attracting new businesses to the area and creating employment opportunities, provided that the necessary public infrastructure is put in place. This is indicated by the amount of undeveloped acreage, the number of commercial real estate listings, proximity to the airport and the highway system, the amount of existing development, and suitable zoning.

A recently completed industrial development study, funded by the Redevelopment Commission and the Chamber of Commerce, projected demand for industrial sites over the next ten years and found that the present supply of readily developable acreage was inadequate. To address this shortage, the study recommended that the area around the airport, i.e., the area identified in this plan, be targeted for public investment to make the area suitable for development.

2. **(2)(a) lack of local public improvement.**

The inadequacy of the local public infrastructure has to date hindered the development of the area. The lack of public funds to address these problems has resulted in the extended delay of improvements which would accommodate development of significant benefit to the community. Water and sewer service to the area are both inadequate to serve present demand, and no additional capacity exists to serve future growth.

And, while the economic development area is located advantageously with respect to Interstate 69, the linkage is long, circuitous, and not engineered or built to carry much truck traffic. Also, the lack of an Ardmore Avenue extension does not allow direct access to the north.

3. **the public health, safety and welfare will be benefited by accomplishment of the plan for the economic development area.**

In addition to an increase in personal and real property taxes, the development of the area will generate sales tax, and gross income or adjusted gross income tax. The payroll resulting from the creation of jobs will also generate further purchases and an additional increase in tax revenue. Construction trade jobs will also be made available during the period construction of public and private improvements.

4. **the accomplishment of the plan for the economic development area will be of public utility and benefit as measured by: (a) the attraction or retention of permanent jobs; and (b) an increase in the property tax base.**

For the reasons stated in Item 1 above, the Redevelopment Commission finds that the attributes of the proposed Economic Development Area, when combined with the necessary public infrastructure improvements, will lead over the long term to job creation and retention and an increase in the property tax base

5. **the plan for the economic development area conforms to other development and redevelopment plans for the unit.**

This Plan for the Economic Development Area conforms to the major goals, policies, and strategies outlined in the Comprehensive Plan for the City of Fort Wayne. The proposed development is located in the area identified in the Comprehensive Plan as the "Outer Ring." Concerning this area, the Plan's stated goal is: "... to encourage growth in a balanced manner that is within or adjacent to existing development in the Urban Service Area." In the policies and strategies section, the Comprehensive Plan recommends that water and

sewer be extended within, but not beyond, the Urban Service Area until the area is substantially developed. That is exactly what this Economic Development Plan seeks to achieve: growth and investment in an underdeveloped part of the City, situated within the Urban Service Area.

Concerning the southwest sector of the Outer Ring, a sector which encompasses the airport and the proposed Economic Development Area, the Comprehensive Plan recognizes that the area around Baer Field is suitable for industrial development, discourages the extension of utilities to serve further than one-half mile south of Ferguson Road, and recommends improved access to I-69. These goals and policies are all in keeping with objectives of this Economic Development Plan.

C. Conclusion

The foregoing data illustrate that conditions in the Baer Field project area are such that its designation as an Economic Development Area is warranted in accordance with Indiana Code 36-7-14-41.

All necessary steps have been taken to permit the Redevelopment Commission to consider a declaratory resolution as required by the laws of the State of Indiana.

LEGAL DESCRIPTION OF THE BAER FIELD ECONOMIC DEVELOPMENT AREA

BEGINNING at the intersection of the west property line of Tract 12 (Sec. 5, T. 29 N., R. 12 E.) and the north property line of Tract 9 in the same Section. Thence northerly along the west property line of said Tract 12 to the north right-of-way line of Dalman Road; thence westerly along the north right-of-way line of Dalman Road to the east right-of-way line of Smith Road; thence northerly along the east right-of-way line of Smith Road to the south property line of Tract 2B (SW 1/4 Sec. 32, T. 30 N., R. 12 E.); thence easterly along the south property line of said Tract 2B to the east property line of Tract 2B; thence northerly along the east property line of said Tract 2B, and continuing northerly along the east property line of Tract 2 in the same 1/4 Section, to the north property line of Tract 3 in the same 1/4 Section; thence easterly along the north property line of said Tract 3, and continuing easterly along the north property line of Tract 1 in the same 1/4 Section to the north property line of Tract 2 (SE 1/4 Sec. 32, T. 30 N., R. 12 E.); thence easterly along the north property line of said Tract 2, and continuing easterly along the north property line of Tract 1 in the same 1/4 Section to the west property line of Tract 1 (NE 1/4 Sec. 32, T. 30 N., R. 12 E.); thence northerly along the west property line of said Tract 1 to the south right-of-way line of Lower Huntington Road; thence easterly along the south right-of-way line of Lower Huntington Road to the top of the west bank of the Harber Ditch; thence southeasterly along the top of the west bank of said Harber Ditch, following its meanderings, to the east right-of-way line of the Norfolk Southern railway; thence northerly along the east right-of-way line of said Norfolk Southern railway to the south right-of-way line, extended, of Commercial Road; thence easterly along an extension of the south right-of-way line of said Commercial Road, and continuing easterly along the actual right-of-way line of Commercial Road to the west right-of-way line of Bluffton Road; thence southerly along the west right-of-way line of said Bluffton Road to the south property line of Tract 2 (NE 1/4 Sec. 4, T. 29 N., R. 12 E.); thence westerly along the south property line of said Tract 2 to the west property line of Tract 2; thence northerly along the west property line of said Tract 2 to the south property line of Tract 55 in the same 1/4 Section; thence westerly along the south property line of said Tract 55, and continuing westerly along the south property line of Tract 54 in the same 1/4 Section to the west right-of-way line of the Norfolk Southern railway; thence southerly along the west right-of-way line of said of said Norfolk Southern railway to the south property line of Tract 28 (NW 1/4 Sec. 4, T. 29 N., R. 12 E.); thence easterly along the south property line of said Tract 28 to the west right-of-way line of Airport Drive; thence southerly along the west right-of-way line of said Airport Drive to the north right-of-way line of Piper Drive; thence westerly along the north right-of-way line of said Piper Drive to the west property line of Tract 12 [SW 1/4 Sec. 4, T. 29 N., R. 12 E.) ("Seventh Street")]; thence northerly along the west property line of said Tract 12 to the south property line of Lot E, Eastburn Out Lots (Sec. 5, T. 29 N., R. 12 E.); thence westerly along the south property line of said Lot E to the east property line of Tract 19 in the same Section; thence northerly along the east property line of said Tract 19 to the east right-of-way of Indianapolis Road; thence northerly along the east right-of-way line of said Indianapolis Road to the point of intersection with an extension of the south property line of Tract 33 (Sec. 5, T. 29 N., R. 12 E.); thence westerly along said extension, and continuing along the south property line of said Tract 33 to the east property line of Tract 8 in the same Section; thence northerly along the east property line of said Tract 8 to the south property line of Tract 15 in the same Section; thence westerly along the south property line of said Tract 15, and continuing westerly along the south property line of Tract 12 in the same Section to the POINT OF BEGINNING.

APPENDIX B
(dated December 8, 1995)

Baer Field Economic Development Area Owner Listing		
Key Number	Owner Address	AV - Land (L) AV - Improvements (I)
70-0005-0001	HBC Realty Corp. 510 W Washington Bv Ft Wayne IN 46802-2918	\$ 5,200.00 L
70-0005-0002	HBC Realty Corp. PO Box 10690 Ft Wayne IN 46853-0690	\$ 6,070.00 L
70-0005-0012	HBC Realty Corp. 510 W Washington Bv Ft Wayne IN 46802-2918	\$ 7,330.00 L
70-0005-0014	Robert D Sheets 9400 Indianapolis Rd Ft. Wayne IN 46809-9624	\$ 1,330.00 L
71-0005-0016	Hagerman Realty Corp PO Box 10690 Ft Wayne IN 46853-0690	\$ 2,000.00 L 8,200.00 I
70-0005-0018	Robert D Sheets 9400 Indianapolis Rd Ft Wayne IN 46809-9624	\$ 7,770.00 L 47,800.00 I
70-0005-0033	Robert D Sheets & Samuel J Roth 9400 Indianapolis Rd Ft Wayne IN 46809-9624	\$ 2,170.00 L 10,730.00 I
70-0005-0034	HBC Realty Corp PO Box 10690 Ft Wayne IN 46853-0690	\$ 1,600.00 L 16,400.00 I

70-0005-0042	DF Properties c/o Tom Ellis PO Box 9216 Ft Wayne IN 46899-9216	\$ 33,530.00 L 602,530.00 I
70-0005-0044	DF Properties (as above)	\$ 1,900.00 L
70-0005-0045	Richard A & Betty L Johnloz 8122 Ravinia Rd Ft Wayne IN 46825-3429	\$ 9,930.00 L 174,270.00 I
71-2521-0002	Theresa E Glaze PO Box 9040 Ft Wayne IN 46899-9040	\$ 39,800.00 L 388,930.00 I
71-2521-0004	TECO Inc 9733 Indianapolis Rd Ft Wayne IN 46809-9626	\$ 22,870.00 L 350,630.00 I
71-2521-0005	Waynedale Industries Inc 1109 Hathaway Rd Ft Wayne IN 46845-9347	\$ 32,970.00 L 191,870.00 I
71-2521-0006	Waynedale Industries Inc 1109 Hathaway Rd Ft Wayne IN 46845-9347	\$ 23,930.00 L 1,270.00 I
71-2521-0007	Waynedale Industries Inc 1109 Hathaway Rd Ft Wayne IN 46845-9347	\$ 7,370.00 L
71-2521-0008	Waynedale Industries Inc (same as above)	\$ 18,200.00 L
71-0004-0008	HBC Realty Corp 510 W Washington Bv Ft Wayne IN 46802-2918	\$ 900.00 L
71-0004-0043	HBC Realty Corp (same as above)	\$ 670.00 L
71-0004-0061	GIC Corp c/o Gerson International Corp 9100 Airport Dr Ft Wayne IN 46809-3039	\$ 29,630.00 L 184,830.00 I

71-0004-0048	Reindeer Associates c/o A J Zacher 444 E Main St Ste 203 Ft Wayne IN 46802-1910	\$ 1,430.00 L
71-0004-0047	Reindeer Associates (same as above)	\$ 3,430.00 L
71-0004-0021	Roger & Rhoda Ripright RR2 Box 175 Hamilton IN 46742-9802	\$ 2,000.00 L 8,060.00 I
71-0004-0064	Ticonderoga Co 3108 Covington Lake Dr Ft Wayne IN 46804-2514	\$ 12,830.00 L 48,000.00 I
71-0004-0065	Ticonderoga Co (same as above)	\$ 12,830.00 L 48,430.00 I
71-0004-0066	Ticonderoga Co (same as above)	\$ 12,230.00 L 118,400.00 I
71-0004-0010	Bradford Partners 3108 Covington Lake Dr Ft Wayne IN 46804-2514	\$ 3,700.00 L
71-0004-0057	Bradford Partners (same as above)	\$ 70.00 L
71-0004-0042	David P & Susan R Schenkel c/o DPS Co Inc 9910 Airport Dr Ft Wayne IN 46809-3041	\$ 50,200.00 L 147,100.00 I
71-0004-0059	FYS Associates 24 River Rd Bogota NJ 07603-1522	\$ 96,100.00 L 365,330.00 I
71-0004-5012	Ft Wayne-Allen Co Airport Authority Lt Paul Baer Terminal #209 Ft Wayne IN 46809	Non-taxable entity
71-0004-2069	Missionary Church Inc 3901 S Wayne Av Ft Wayne IN 46807-2230	\$ 6,500.00 L 115,870.00 I

71-0004-8060	Reindeer Associates c/o A J Zacher 444 E Main St Ste 203 Ft Wayne IN 46802-1910	\$ 7,730.00 L
71-0004-0067	Avis Rent-A-Car System Inc Regional Dir. - Properties 900 Old Country Rd Garden City NY 11530	\$ 3,530.00 L
71-0004-0076	PHD Inc PO Box 9070 Ft Wayne IN 46899	To Be Assessed
71-0004-0075	PHD Inc. (same as above)	To Be Assessed
71-0004-0074	Genova Products Inc 7034 E Court St Box 309 Davison MI 48423	To Be Assessed
71-0004-0058	Genova-Indiana Inc 7034 E Court St Davison MI 46423-2546	\$ 63,870.00 L 1,007,270.00 I
71-0004-0028	Topvalco Inc c/o Real Estate Dept / The Kroger Co 5960 Castleway West Dr Indianapolis IN 46250-1977	\$ 48,500.00 L 853,530.00 I
71-0004-0054	HBC Realty Corp PO Box 10690 Ft Wayne IN 46853-0690	\$ 20,600.00 L
71-0004-0053	Penske Truck Leasing Co L.P. PO Box 563 Reading PA 19603-0563	\$ 7,400.00 L
71-0004-0055	Penske Truck Leasing Co L.P. (same as above)	\$ 43,000.00 L 36,800.00 I
71-0004-0002	Vasilca Stoyanoff Chris Stoyanoff - PR 2230 Maples Rd Ft Wayne IN 46816-2424	\$ 2,330.00 L

71-0004-0050	Menasha Corp Accounting Dept. PO Box 367 Neenah WI 54957-0367	\$ 41,930.00 L 414,070.00 I
71-0004-0051	Fort Wayne Wire Die Realty Co 2424 American Wy Ft Wayne IN 46809-3005	\$ 28,030.00 L 3,430.00
71-0004-0056	Industrial Cleaning Services Inc PO Box 9332 Ft Wayne IN 46899-9332	\$ 16,030.00 L 49,430.00 I
71-0004-0052	Servomation Corp 1601 W Kilgore Av Muncie IN 47304-4912	\$ 40,200.00 L 47,870.00 I
71-0004-0001	Hagerman, Theodore F & HBC Realty Corp PO Box 10690 Ft Wayne IN 46853-0690	\$ 15,830.00 L
71-0004-0045	K&H Realty Corp 200 E Main St Ste 610 Ft Wayne IN 46802-1900	\$ 60,900.00 L 428,800.00 I
71-4655-0001	PHD Inc PO Box 9070 Ft Wayne IN 46899-9070	\$ 6,230.00 L
71-4655-0002	PHD Inc (same as above)	\$ 8,070.00 L
71-4655-0003	PHD Inc. (same as above)	\$ 3,330.00 L
71-4655-0004	PHD Inc (same as above)	\$ 26,200.00 L 545,170.00 I
71-4655-0005	PHD Inc (same as above)	\$ 3,500.00 L
71-4915-0005	PHD Inc (same as above)	\$ 4,370.00 L
71-4915-0006	PHD Inc (same as above)	\$ 3,530.00 L

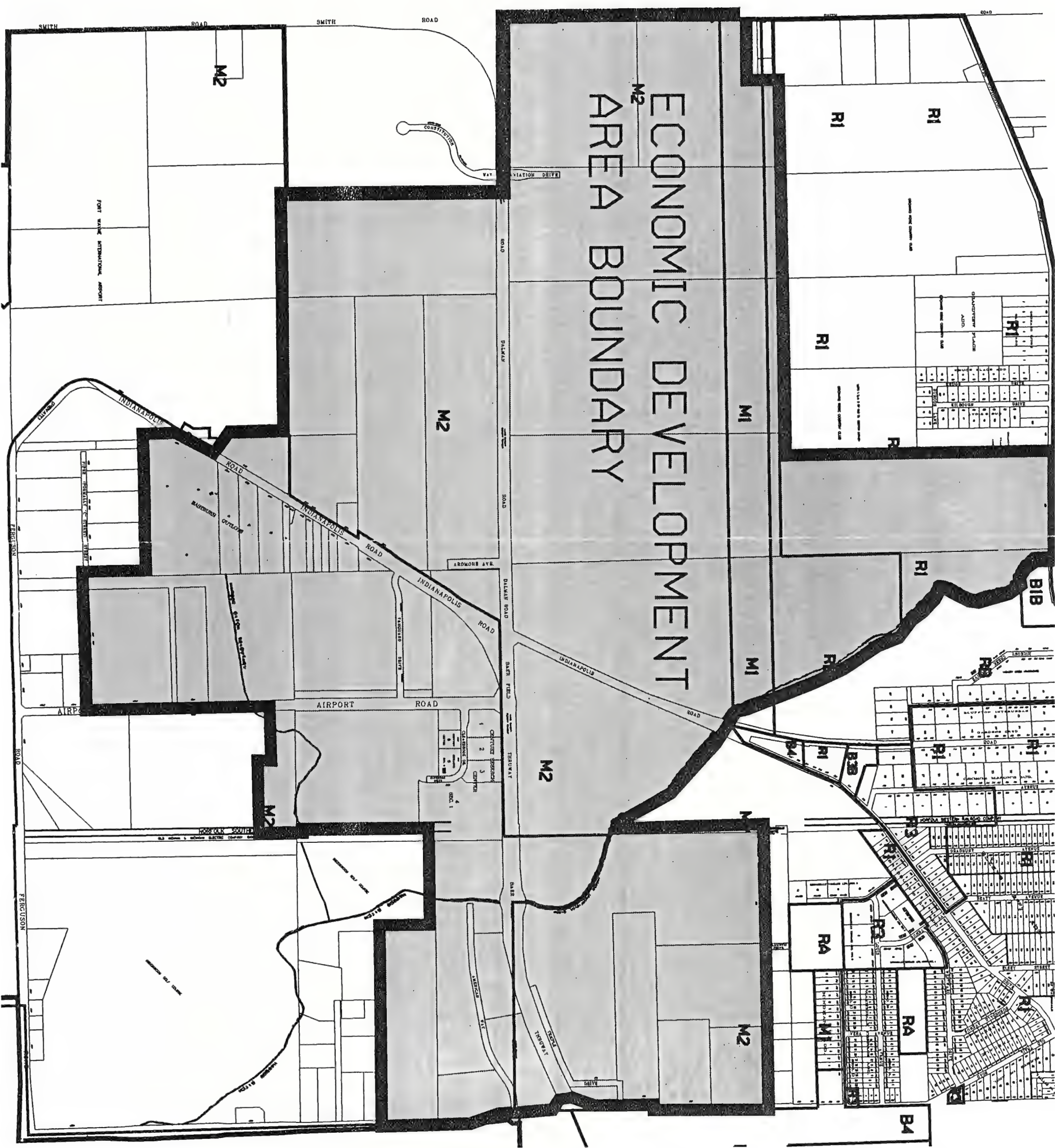
71-0004-8014	Tokheim Corp 1602 Wabash Av Ft Wayne IN 46803-2602	\$ 2,600.00 L
95-0315-3012	Blue Jay Associates PO Box 60 Ft Wayne IN 46801-0060	\$154,000.00 L 616,600.00 I
95-0315-3011	Indiana Michigan Power Co PO Box 60 Ft Wayne IN 46801-0060	\$ 51,670.00 L 5,430.00 I
95-0315-0010	Criswill Corp c/o J Robert Brown 4940 S 080 East Wolcottville IN 46795-9267	\$ 23,930.00 L 124,270.00 I
95-0312-0003	Nickel Plate Imp Co Inc Taxation Dept 110 Franklin Rd SE Roanoke VA 24042-0002	\$ 77,300.00 L
95-0312-0018	Georgia Pacific Corp 133 Peachtree St NE PO Box 105605 Atlanta GA 30348-5605	\$ 70,500.00 L 214,130.00 I
95-0312-0023	Pejus Inc 8607 Temple Dr Ft Wayne IN 46809	\$ 20,500.00 L 80,730.00 I
95-0312-1012	Richard Langeland 8617 Temple Dr Ft Wayne IN 46809-3048	\$ 6,170.00 L 4,400.00 I
95-0312-0011	FW Wire & Die Realty Co 2424 American Wy Ft Wayne IN 46809-3005	\$ 9,770.00 L 12,930.00 I
95-0312-0017	Menasha Corp Accounting Dept PO Box 367 Neenah WI 54957-0367	\$ 2,500.00 L
95-0312-0020	FW Wire & Die Realty Co 2424 American Wy Ft Wayne IN 46809-3005	\$ 15,830.00 L 375,100.00 I

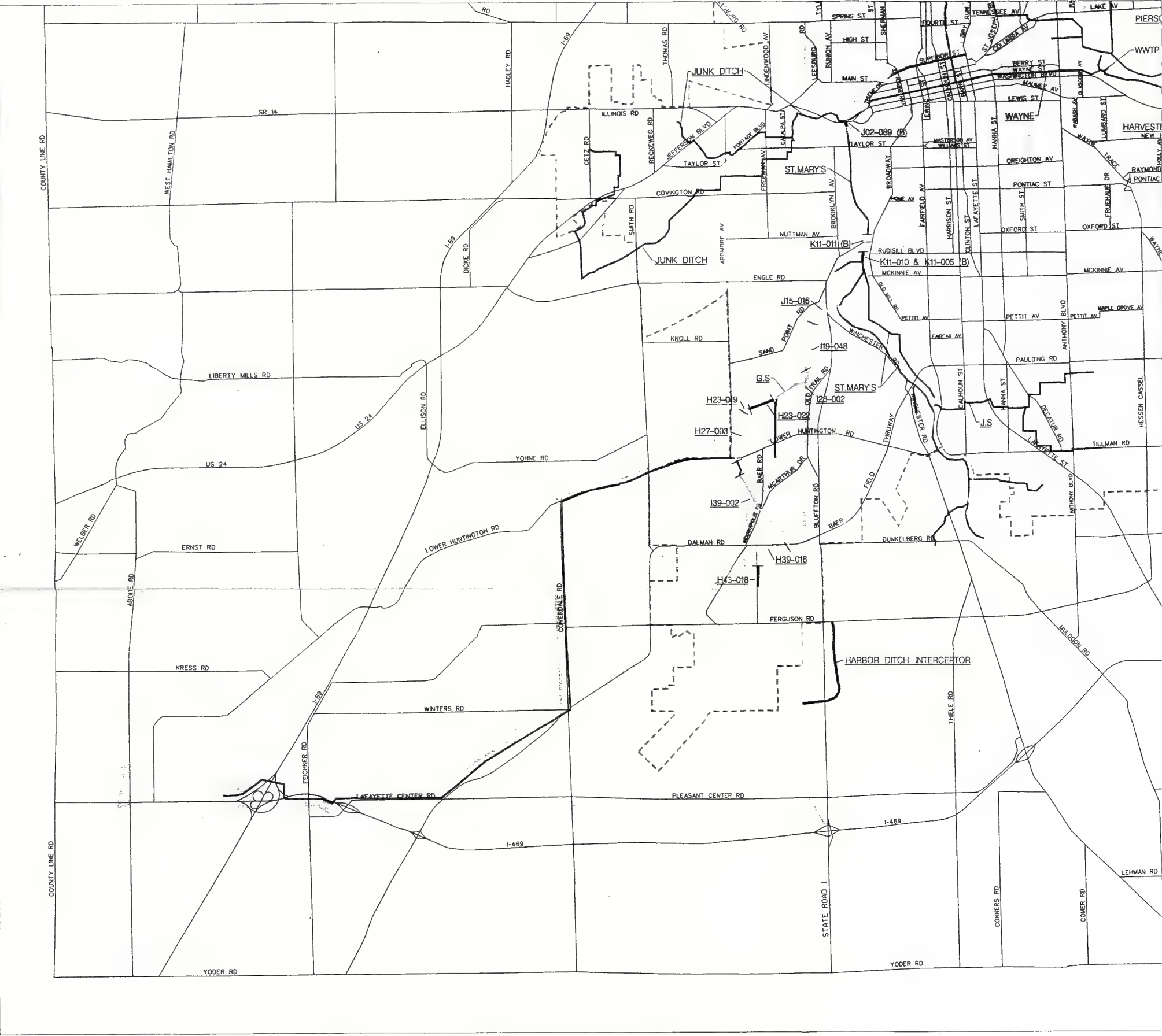
95-0312-0004	Carnation Co c/o Nestle Holdings Inc 5 High Ridge Pk Stamford CT 06905-1326	\$ 164,100.00 L 1,368,730.00 I
95-0312-6006	City of FW Kunkle Valve Co PO Box 1740 Ft Wayne IN 46801-1740	\$48,470.00 L 500,200.00 I
95-0312-0009	Kunkle Industries Inc (same address as above)	\$20,470.00 L
95-0312-0002	Bowmar Instrument Corp 8000 Bluffton Rd Ft Wayne IN 46809-3018	\$80,230.00 L 463,900.00 I
95-0312-0010	Bowmar Instrument Corp (same as above)	\$25,200.00 L
95-0312-0013	Foamex L.P. 1000 Columbia Av Linwood, PA 19061	\$ 75,930.00 L 1,205,770.00 I
95-0312-0021	Foamex L.P. (same as above)	\$10,570.00 L 170.00 I
95-0317-0004	Marvin J Herb c/o Coca-Cola Bottling Co 5000 W 25th St Speedway IN 46224-3378	\$158,000.00 L 909,530.00 I
95-0317-0003	HBC Realty Corp PO Box 10690 Ft Wayne IN 46853-0690	\$ 5,600.00 L
95-0317-0007	HBC Realty Corp (same as above)	\$ 4,900.00 L 7,600.00 I
95-0317-0001	HBC Realty Corp (same as above)	\$ 8,330.00 L
95-0316-0002	HBC Realty Corp (same as above)	\$ 9,930.00 L

95-0316-0001	HBC Realty Corp 510 W Washington Bv Ft Wayne IN 46802-2918	\$11,270.00 L
95-0315-0014	HBC Realty Corp (same as above)	\$ 7,770.00 L
95-0315-0015	Michael Ladney 42900 Executive Dr Harrison Township MI 48045-1318	\$ 44,300.00 L 862,470.00 I
96-0085-0001	Nickel Place Imp Co Inc Taxation Dept 110 Franklin Rd SE Roanoke VA 24042-0002`	\$ 44,630.00 L
96-0078-0001	Marilyn Manochio Baker Tr 3245 Rio Dr Apt 1002 Falls Church VA 22041-2142	\$ 6,170.00 L 3,170.00 I
96-0083-0011	Marjorie M Sauerteig 5321 Old Mill Rd Ft Wayne IN 46807-3016	\$ 470.00 L
95-0312-3022	Norfolk & Western Railway Co	Not locally assessed
71-0005-0003	Arthur Robert & Edith Keller 7003 Monterey Ave Ft Wayne IN 46819-1341	\$ 2,000.00 L \$14,400.00 I
71-0005-0024	Kathy Jean Hanshaw 9325 Indianapolis Rd Ft Wayne IN 46809-9779	\$ 1,900.00 L \$ 4,600.00 I
71-0005-0004	Karl M & Vickie L Niblick 9403 Indianapolis Rd Ft Wayne IN 46809-9624	\$ 1,900.00 L \$ 5,900.00 I
71-0005-0025	Clarence R Keller 9413 Indianapolis Rd Ft Wayne IN 46809	\$ 1,000.00 L
71-0005-0027	Clarence R & Myrtle C Keller 9413 Indianapolis Rd Ft Wayne IN 46809	\$ 1,870.00 L \$ 6,800.00 I

71-0005-0005	Ruth E Keller PO Box 9054 Ft Wayne IN 46899	\$ 2,770.00 L \$ 6,270.00 I
71-0005-0023	Ruth E Keller (same as above)	\$ 1,000.00 L \$ 3,130.00 I
71-2521-0001	Daniel Z & Rosalin I Unverzagt 9503 Indianapolis Rd Ft Wayne IN 46809-9625	\$ 2,000.00 L \$24,300.00 I

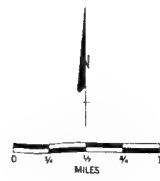
ECONOMIC DEVELOPMENT
AREA BOUNDARY



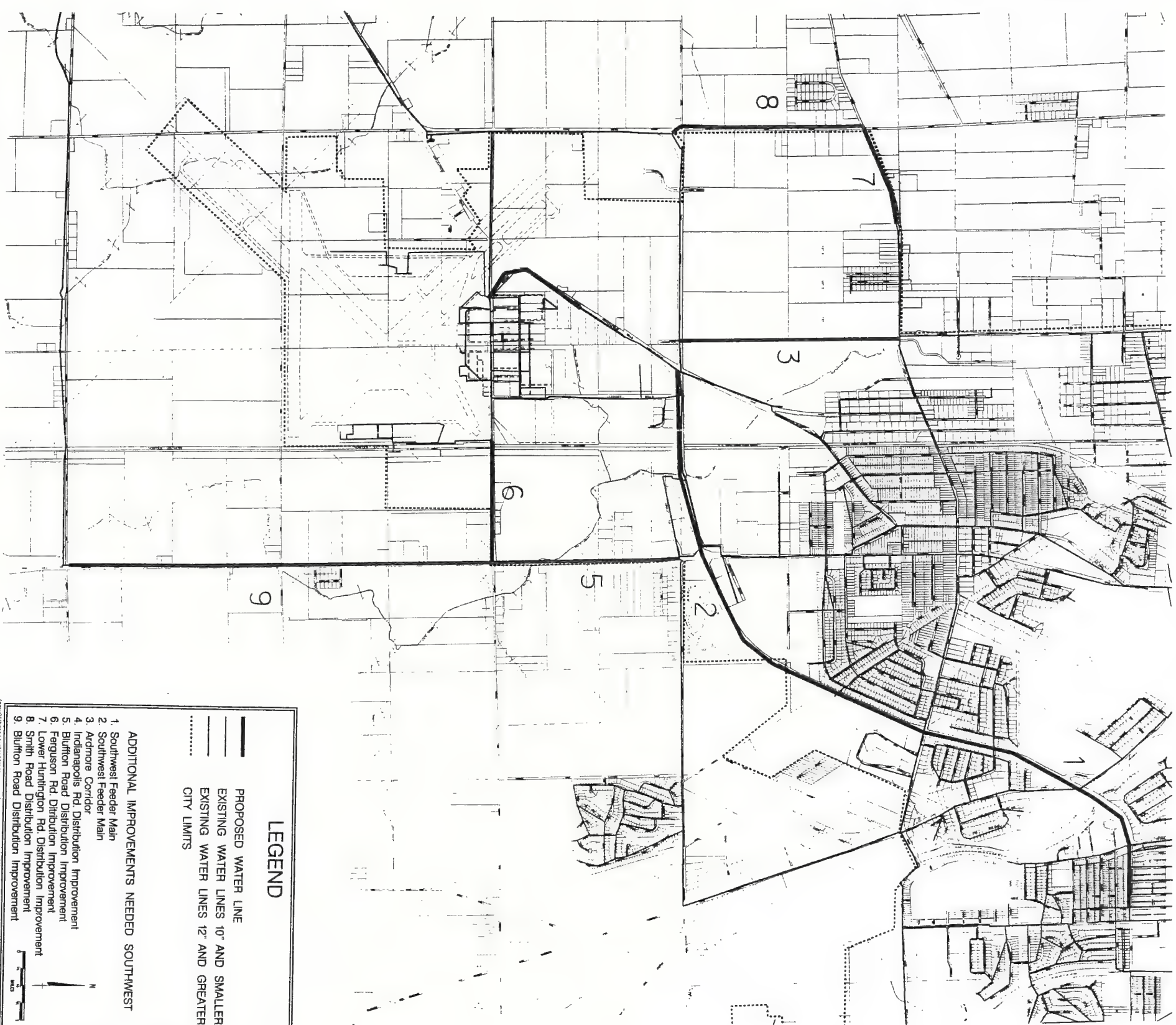


WATER POLLUTION CONTROL ENGINEERING
CAPITAL IMPROVEMENT PROJECTS

- HIGH PROBLEM INTERCEPTOR AREAS
- MINOR PROBLEM INTERCEPTOR AREAS
- CAPACITY AVAILABLE INTERCEPTOR AREAS
- ELIMINATE CAPITAL DEFICIT PROJECTS
- INCREASE CAPACITY PROJECTS
- SEWER INTERCEPTOR
- CITY LIMITS



11-OCT-1995
/s/ser/dt/wpcr/maps/pc/agru/cap_improv.dgn



LEGEND

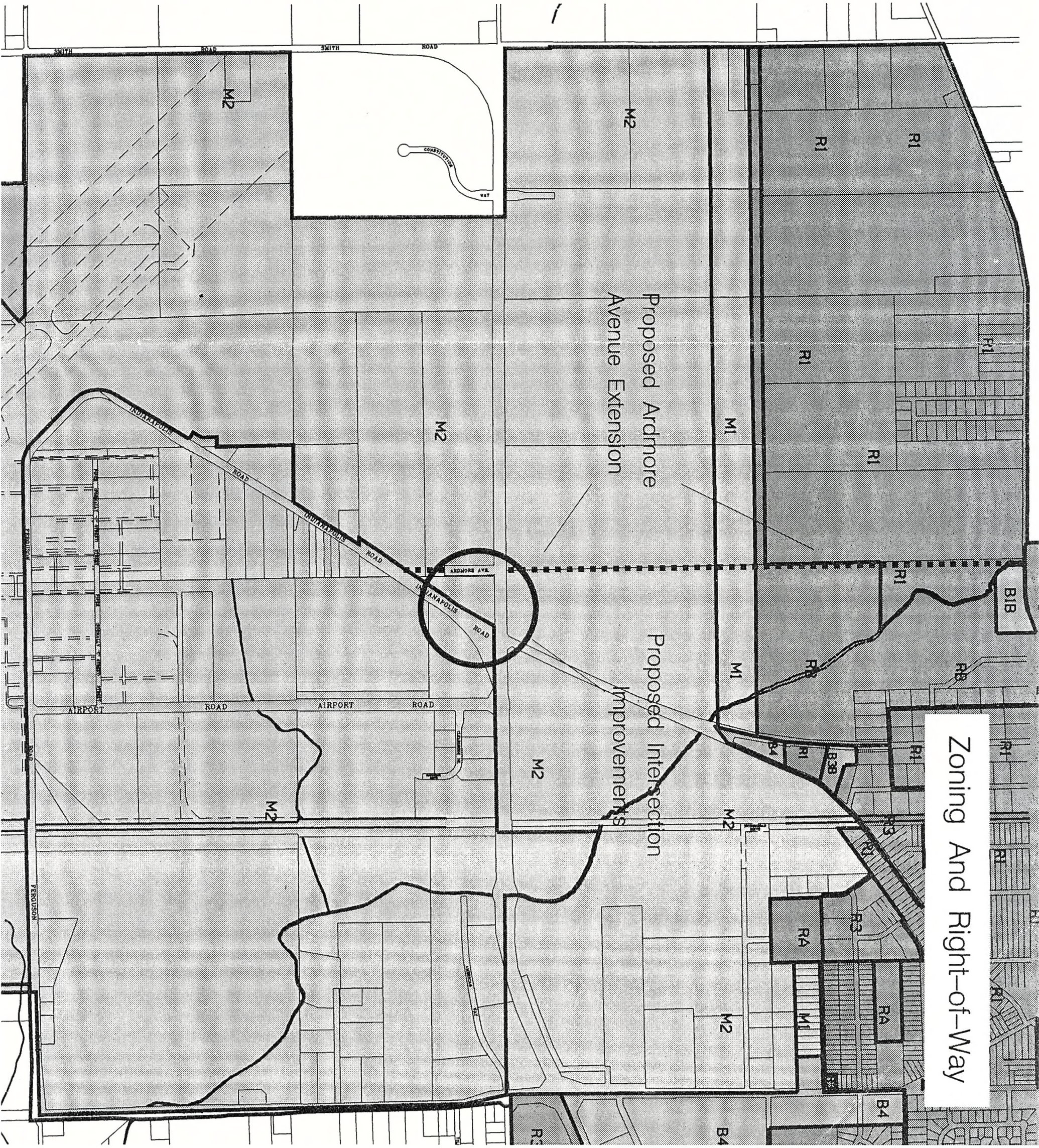
- PROPOSED WATER LINE
- - - EXISTING WATER LINES 10" AND SMALLER
- EXISTING WATER LINES 12" AND GREATER
- CITY LIMITS

ADDITIONAL IMPROVEMENTS NEEDED SOUTHWEST

1. Southwest Feeder Main
2. Southwest Feeder Main
3. Audmore Corridor
4. Indianapolis Rd. Distribution Improvement
5. Bluffton Road Distribution Improvement
6. Ferguson Rd. Distribution Improvement
7. Lower Huntington Rd. Distribution Improvement
8. Smith Road Distribution Improvement
9. Bluffton Road Distribution Improvement

APR-01/08/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2

Zoning And Right-of-Way



Read the first time in full and on motion by Nenny,
and duly adopted, read the second time by title and referred to the
committee on Finance (and the City Plan Commission
or recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne, Indiana, on February, 1996, the 27th day of
February, M., E.S.T.

DATED: 2-13-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Nenny,
and duly adopted, placed on its passage. PASSED YEST
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS				<u>✓</u>
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT				

DATED: 2-27-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-11-96
on the 27th day of February, 1996

ATTEST:

(SEAL)

Sandra E. Kennedy Rebecca Prairie
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 28th day of February, 1996,
at the hour of 11:00 o'clock P., M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 4th day of March,
1996, at the hour of 2:00 o'clock P., M., E.S.T.

PAUL HETMKE
PAUL HETMKE, MAYOR

DIGEST SHEET

TITLE OF ORDINANCE Baer Field Economic Development Area

DEPARTMENT REQUESTING ORDINANCE Redevelopment

SYNOPSIS OF ORDINANCE Consultant study recommended that steps be taken to make enough industrial land available to meet projected demand over the next ten years. The economic development area would give the Redevelopment Commission the ability to finance infrastructure improvements and make hundreds of acres of land in the vicinity of the Fort Wayne International Airport available for development. Preceding this ordinance, the Redevelopment Commission adopted a declaratory resolution on December 11, 1995, and the Plan Commission adopted an approving resolution on January 29, 1996.

EFFECT OF PASSAGE The Redevelopment Commission will schedule a public hearing and adopt a confirmatory resolution establishing the economic development area.

EFFECT OF NON-PASSAGE The economic development area cannot be established. Infrastructure improvements would have to be postponed.
The community might suffer a shortage of industrial land

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

No cost to establish the economic development area. Small amount of
bond issuance costs if a TIF bond is issued, which are typically recovered through the bond issue itself.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-96-02-02

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) XXXXXXXXXX (RESOLUTION) RATIFYING, CONFIRMING, AND
APPROVING DECLARATORY RESOLUTION 95-75 OF THE FORT WAYNE REDEVELOPMENT
COMMISSION AND THE APPROVING RESOLUTION OF THE FORT WAYNE CITY PLAN
COMMISSION: BAER FIELD ECONOMIC DEVELOPMENT AREA

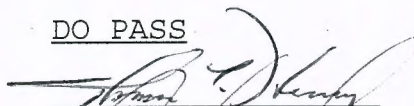
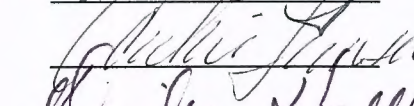
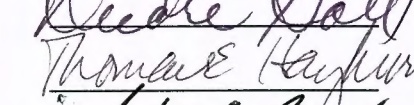
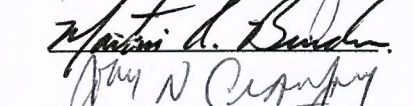
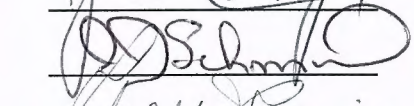
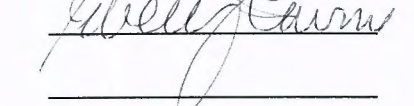

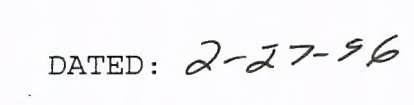
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

DATED: 2-27-96

Sandra E. Kennedy
City Clerk